
S-3181
VALLEY LAKES SHOPPES SUBDIVISION
Primary Approval Extension Request

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

The developer, Andrew Gutwein (represented by Roger Fine of Fisher & Associates), is making a belated request for three 2-year primary approval extensions for a 6-lot commercial subdivision on 31.866 acres originally granted approval on July 17, 2002. The site is located on the south side of CR 350 S and east side of S. 18th Street, in the City of Lafayette, Wea 9 (SE) 22-4.

STAFF COMMENTS

Construction plans for Phase 1, approved in July 2003, included part of the internal private drive (Regal Valley Place), sanitary sewer and water mains, and site drainage. A one lot final plat was recorded latter the same month for a 2 acre site at the southwest corner of Veterans Memorial Parkway and Regal Valley Drive. Phase 2 construction plans were approved in May 2004, including the rest of the internal drive and infrastructure to develop a lot along S. 18th Street that has not recorded.

Staff does not believe there have been any changes in zoning restrictions or subdivision regulations that would warrant revisions to the original conditional primary approval.

STAFF RECOMMENDATION:

Approval, contingent on any applicable conditions of the original primary approval.

(Following are the original conditions of primary approval for S-3181.)

A. Conditions

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

1. The Lafayette City Engineer shall approve the sanitary sewer, water and drainage plans.
2. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be approved by the Tippecanoe County Soil and Water Conservation District.
3. The County Drainage Board shall approve drainage into the Kirkpatrick

Ditch regulated drain.

4. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.
5. The required bufferyard shall be shown with the standard plant unit details. The bufferyard shall be installed as part of required public improvements.
6. On the grading plan, the lowest floor elevation for any building pad within 100 ft. of the Kirkpatrick Ditch Flood Plain shall meet the flood protection grade.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

7. Except for the approved private drive entrances, a "No Vehicular Access" statement shall be platted along the perimeter street right-of-way lines.
8. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
9. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
10. All required building setbacks shall be platted.
11. When the final grading is complete, the Regulatory Flood Elevation and Boundary for the Kirkpatrick Ditch Flood Plain shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-26-17.
12. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

13. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.
14. The purpose, ownership and maintenance of Outlot A shall be specified.